

**96 Everridge Way SW  
Calgary, Alberta**

**MLS # A2242546**



# \$569,900

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen             |               |                   |
| <b>Type:</b>     | Residential/House     |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,324 sq.ft.          | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad           |               |                   |
| <b>Lot Size:</b> | 0.07 Acre             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped |               |                   |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Smoking Home |                   |     |

**Inclusions:** none

This 1,900 sq.ft of Total living space, well maintained family home is located in desirable and Secure SW area of Evergreen. The main floor has open concept with spacious living room for the family and friend to gather. Kitchen offers large island with raised breakfast bar, ample maple cabinets and bright, roomy dining nook. The Patio door leads to a sunny private patio and concrete pad ready for your future double garage. Upstairs you will find three bedrooms and 4-piece bathroom. The primary bedroom has a large closet and a full 4-piece ensuite. Basement is fully finished with huge family and recreation room and has a potential for a 4th bedroom. This amazing house is close to bus stop that will connect you to c-train, public and private schools and shopping. Great place, Just move in and Enjoy the Summer.